WARRANTY DEED

Karen Johnson Davidson County
Batch# 707498 DEEDWARR
08/31/2021 12:28:45 PM 2 pgs
Fees: $13.00 Taxes: $869.50

20210831-0117280

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27th DAY OF August, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ALEXIS CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. APRIL 23, 2025

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bradley J. Bars	**SAME**	
(NAME)	(NAME)	
4404A Westlawn Drive		104-01-0-137.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **JULIE YEAGER, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRADLEY J. BARS, MARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, described as follows: Being Part of Lot No. 30 in the West Park Land Company's subdivision of record in Book 421, Page 152, Register's Office for said County, described as follows:

Beginning at a point in the Easterly margin of 37th Avenue, North, at its intersection with the Southerly margin of Normandy Place South; thence along the Southerly margin of Normandy Place South, South 80 degrees 26 minutes 150 feet to an iron pin; thence South 14 degrees 19 minutes West 72.9 feet to an iron pin; thence North 77 degrees 40 minutes West 150 feet to an iron pin in the Easterly margin of 37th avenue, North 14 degrees 15 minutes East 66 feet to the point of beginning.

Being the same property conveyed to Louie M. Lovett and wife Jean Lepley Lovett by Deed from H.W. Lepley and wife, Evelyn Lepley of record in Book 3223, Page 71, Office for Davidson County, Tennessee.

Said Louis Marion Lovett is divested and Audrey Jean Lepley Lovett is vested in subject property, by Order/Judgment/Decree of record in Book 4933, Page 566, Register's Office for Davidson County, Tennessee, recorded on July 21, 1975. Said Jean L. Humphrey died February 22, 1998, survived by McRae Humphrey and Richard Wayne Lovett.

Being the same property conveyed to McRae Humphrey by Quitclaim Deed from Richard W. Lovett and Deborah R. Lovett of record in Instrument No. 20030318-0035611, Register's Office for Davidson County, Tennessee, dated March 18, 2003.

BOX 10-A

Said McRae Humphrey died January 4, 2012, leaving Last Will and Testament filed for Probate in Docket No. 13P1126, in the Circuit Court of Davidson County, Tennessee, Probate Division. In accordance with the terms of the Will in Instrument No. 20210319-0036477, Hollis Freeman held a life estate with remainder unto Julie Yeager.

Said Hollis Freeman died January 27, 2021, thereby terminating said life estate.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 200 37th Avenue North, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 27th day of August, 2021

Julie Yeager

JULIE YEAGER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Julie Yeager, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of August, 2021.

Commission expires:

Notary Public